

**TOWN OF MORRISON  
PLANNING COMMISSION  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, July 13, 2021  
6:00 P.M.**

**Call to Order.** Chair Jamee Chambers called the Planning Commission Meeting to order at 6:00 P.M. at Town Hall.

**Oath of Office.** Sharolyn Anderson took the Oath of Office.

**Roll Call.** Commissioners Chambers, Anderson, Bute, Stefansdottir and Feehery and Alternate member Raymond were in attendance. A quorum was established.

**Others in Attendance:** Town Manager Kara Winters, Interim Town Clerk Margy Greer, Town Planner Carrie McCool and Trustee Matt Schweich and Margy Greer (Interim Town Clerk).

**Amendments to the Agenda.** Out of respect for Matt Schweich's time, the order of items under General Business were changed so the map reviews were first.

**Public to Address the Planning Commission.** None.

**General Business**

**a. Comprehensive Plan Map Discussion**

Town Planner Carrie Cool thanked Trustee Matt Schweich who published the maps for discussion.

McCool reviewed the following maps with the Commissioners:

- Map 1 – Three Mile Plan
- Map 2 – Central Planning Area
- Map 3 – East Panning Area
- Map 4 – South Planning Area
- Map 5 – Land Use Designations (Future Land Use Map)
- Map 6 – Transportation
- Map 7 – Old Town Transportation (2015 Old Town Transportation & Gateways Map)
- Map 8 - Parks, Trails, and Open Space
- Map 9 - Public Improvements
- Map 10 - Resources and Environment

McCool explained that the reason for the 3-mile map was to allow for referrals and comments from Morrison to entities outside of the Morrison boundaries, developing near the boundaries.

McCool went on to explain that the maps are included in the Comprehensive Plan which is a visionary and advisory document which shows Morrison's intent for land use into the near and distant future. The Plan is being updated; therefore the individual maps need to be updated. Discussion ensued regarding potential changes to each of the maps and the possible removal of Map #6 from the Plan. The

Commission agreed that the maps need to be simple and more to-scale, where possible. As requested, McCool stated she would add the Plan Rooney Valley map to the Comprehensive Plan. Schweich will bring revised maps to the August Planning Commission Meeting for review and possible approval.

**b. Accessory Dwelling Unit Draft Ordinance**

Town Planner Carrie McCool explained the impetus behind the proposed ordinance and Town Manager Kara Winters described the process for allowing an ADU on someone's property. Commissioner Stefansdottir made a motion requesting the Board of Trustees adopt the proposed ordinance enacting Section 10-1E-7 of the Morrison Municipal Code concerning the rights of homeowners to provide multigenerational family housing through the establishment of an accessory dwelling unit with the following amendments: 1) Changing Definition of "Parking" to include that the required parking space for an ADU resident must be on the same property as the principal dwelling unit and 2) Deleting number (6) regarding Driveways from the proposed regulations, and 3) approving the graphics with texts be a part of the ordinance. It was seconded by Bute. With all those present voting aye, the motion carried.

**c. Motor Home Occupation During Construction**

Commissioner Anderson made a motion to amend the proposed motion which read: requesting that the Board of Trustees direct staff to draft an ordinance for Planning Commission consideration and recommendation, and subsequent Board of Trustees consideration, to amend Code section 9-2-1 (Use or Occupancy of Trailer or Motor Home), to permit occupancy of a motor home on private property during the time a residence on the property is under construction, provided: (1) the persons residing in the motor home are the owners of the property, (2) the property is under an active and valid building permit, and (3) the period of occupancy does not exceed \_\_\_ months or the term of the building permit, whichever is shorter to read as follows:

Request that the Board of Trustees direct staff to draft an ordinance for Planning Commission consideration and recommendation, and subsequent Board of Trustees consideration, to amend Code section 9-2-1, to permit occupancy of a motor home on private property during the time a residence on the property is under construction, provided: (1) the persons residing in the motor home are the owners of the property, (2) the property is under an active and valid building permit, and (3) the period of occupancy to be **6 months with the ability to apply for a 6 months extension** or the term of the building permit, whichever is shorter. It was seconded by Stefansdottir. With all those voting aye, the motion carried.

**Approval of Minutes**

Commissioner Raymond made a motion to approve the minutes of the June 8, 2021 Planning Commission Meeting as presented. It was seconded by Stefansdottir. Vote: 4 Ayes. 1 Abstention (Anderson – stating she was a new member and was not at the June 8, 2021 meeting). The motion carried.

**Staff Reports**

**Town Planner**

**Comprehensive Plan Update** - Town Planner Carrie McCool stated the maps review was done earlier on the agenda.

**Aggregate Industries PUD Update** - McCool stated the that Town Attorney and she were working closely together to ensure inspections will take place such as repairs to fencing are being made, noise level calibrations are correct, and loads are tarped. She stated there are several other issues including light levels which will need to be addressed to ensure compliance. Due to the inclement weather, she stated they were unable to walk the site and will reschedule in the near future. An update will be provided to the Board of Trustees and the Planning Commission once the inspection takes place.


**Town Manager**

**Parking Update** – Town Manager Kara Winters reported to the Commissioners that a meeting will be held with the Parking Committee and business owners at 3:30 p.m. on Friday to discuss the parking issues. Another meeting will be held in August to review the current program. Ms. Winters reminded everyone that the parking program is a pilot program and will be reviewed by the Board of Trustees, as scheduled. She also reported that she spoke to the principal at the school and they will allow employees of the businesses to park in the lower portion of their lot all day during the summer when school is not in session.


**Adjournment.** There being no further business to come before the Commission, Chairperson Chambers adjourned the meeting at 8:26 P.M.



ATTEST:

  
Ariana Neverdahl, Town Clerk

TOWN OF MORRISON

  
Jamee Chambers, Chairperson